

**FIRST CHOICE PRACTICE SALES, INC.**

*a California Corporation (01916111)*

**LOTS OF SIGNAGE POTENTIAL!  
PRIVATE, GATED PARKING!  
2 STAND ALONE BUILDINGS!  
STREETSIDE! COMPLETELY VACANT!**

**FIRST CHOICE PRACTICE SALES, INC.**

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LISTING # 23 – 299      PRICE: \$1,875,000      A/R'S: none  
LOCATION: Van Nuys      Est.                           POPULATION:                       
DESCRIPTION:      # of Ops:                           # Not Plumbed:                           Sq. Ft. 3,082 total (1400/1700)

**COMMENTS:** The improvements consist of a single-story multi-tenant medical office building totaling approximately 3,082 square feet of medical space on an 8,246 square feet parcel. There are currently 12 parking spaces available on site in a gated, private parking lot in the back with direct access to the units.

The subject property is best suited for a medical owner/user looking to occupy a portion of the space (approximately 1,700 square feet, 55% of the building) with the option of having a tenant (which occupies approximately 1,400 SF), providing the ability to reduce overall occupancy cost or utilizing both buildings.

The current space has 6 possible dental exams rooms, 3 of which are plumbed. The dental practice currently takes 1,000 sq ft of the 1,700 available and the front portion of that building is approximately 700 sq ft. This building has 2 separate entrances for each suite but could be combined into one larger unit.\

The buildings are in an area zoned for cannabis sales.

Lot size is 8,246 sq ft and structure was built in 1951.  
Building is currently vacant.

